

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
FRANCO, MARCELO C & IZABELLE A		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	449,800	449,800
				6	Septic					RES LAND	1010	175,500	175,500
SUPPLEMENTAL DATA													
50 WEST WIND CIRCLE		Alt Prcl ID				Plan Ref. 290/55							
OSTERVILLE MA 02655		Split Zonin				Land Ct#							
		BID Parcel				#SR							
		ResExpt Q YES:				Life Estate							
		#DL 1 LOT 7				PP STATU							
		#DL 2				Assoc Pid#							
		GIS ID F_960765_2700105								Total 625,300 625,300			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
FRANCO, MARCELO C & IZABELLE A		34650	082	11-09-2021		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SILVA, MARCELO C FRANCO & FRANCO		29747	0224	06-23-2016		Q	I			335,000	00	2023	1010	389,300	2022	1010	338,200	2021	1010	241,600
COLMAN, ROSALIE M		26754	0244	10-11-2012		Q	I			287,500	00		1010	173,400			123,300			123,300
KINLIN, ELLEN C TR		15414	0057	07-29-2002		U	I			1	1F								1010	11,200
KINLIN, ROBERT B & ELLEN C		15312	0329	06-28-2002		Q	I			269,900	00	Total		562,700	Total		461,500	Total		376,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	5C	RESIDENTIAL EXEMPTION					
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	380,600
Appraised Xf (B) Value (Bldg)	30,300
Appraised Ob (B) Value (Bldg)	38,900
Appraised Land Value (Bldg)	175,500
Special Land Value	0
Total Appraised Parcel Value	625,300
Valuation Method	C
Total Appraised Parcel Value	625,300

NOTES							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-23-74	07-17-2023	880	Alt-Int work-Res	60,000		0		remodeling a full basement ad	08-30-2021	SR	01		02	Bldg Permit Completed	
BLDR-21-42	03-25-2021	830	Pool - Inground	32,000	06-30-2021	100	06-30-2021	12'x24' inground Swimming P	08-10-2021	LH	03		16	In Office Review	
19-968	04-04-2019	804	Addn Alt-Res	8,000	09-24-2019	100	06-30-2020	Convert Garage into a bedroo	07-01-2021	SR	02		13	CALL BACK	
39242	06-02-1999	NS	New Siding	2,000	01-01-2000	100	01-01-2000		05-26-2020	WD			FR	Field Review	
B27280	11-02-1984	DW	Dwelling	35,000	02-15-1986	100	12-31-1986	OS	04-30-2020	SR	02		02	Bldg Permit Completed	
B27280A	11-01-1984	DW	Dwelling	35,000	01-15-1986	100	12-31-1986	OS 1 STOR	09-11-2019	SR	02		16	In Office Review	
									09-07-2016	KM	02		03	Cycl Insp Comp	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RC	3	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0106	1.150		1.0000	487,397.1	175,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	453,110
Year Built	1985
Effective Year Built	1998
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	380,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	1	5000.00	2000		84		0.00	4,200
WDC	Wood Decking	L	265	20.00	1999		60		0.00	3,300
BMT	Basement-Unfi	B	1,258	26.01	2000		84		0.00	26,100
SPL2	Pool Vinyl	L	288	55.00	2020		100	C	1.00	18,400
SPH1	Pool Heater <	L	1	2434.00	2020		100		0.00	2,400
PATF	Flagstone Pav	L	510	30.00	2020		100		0.00	14,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,594	1,594	1,594	284.26	453,110
BMT	Basement Area	0	1,258	0	0.00	0
WDC	Wood Deck	0	265	0	0.00	0
Ttl Gross Liv / Lease Area		1,594	3,117	1,594		453,110

